

Jamul/Dulzura

Key Issues

- Sensitive topography/Multiple Species Conservation Program biological areas restrict development
- Groundwater dependent areas east of the County Water Authority boundary
- Safety concerns about traffic on State Route 94
- Maintain the rural character of the sub-region

Planning Group Direction

- Recognize existing commercial uses and maintain the existing commercial character
- Group wishes to revisit commercial designations when zoning will be applied to each property
- Recognize existing office uses
- No additional industrial uses are proposed within this planning area

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction

- The community currently provides and will continue to provide sufficient commercial uses. Existing commercial located along State Route 94 in Jamul, serves many travelers and others from neighboring communities. As well, the adjacent community of Rancho San Diego provides services that meet many of the local residents' commercial needs.

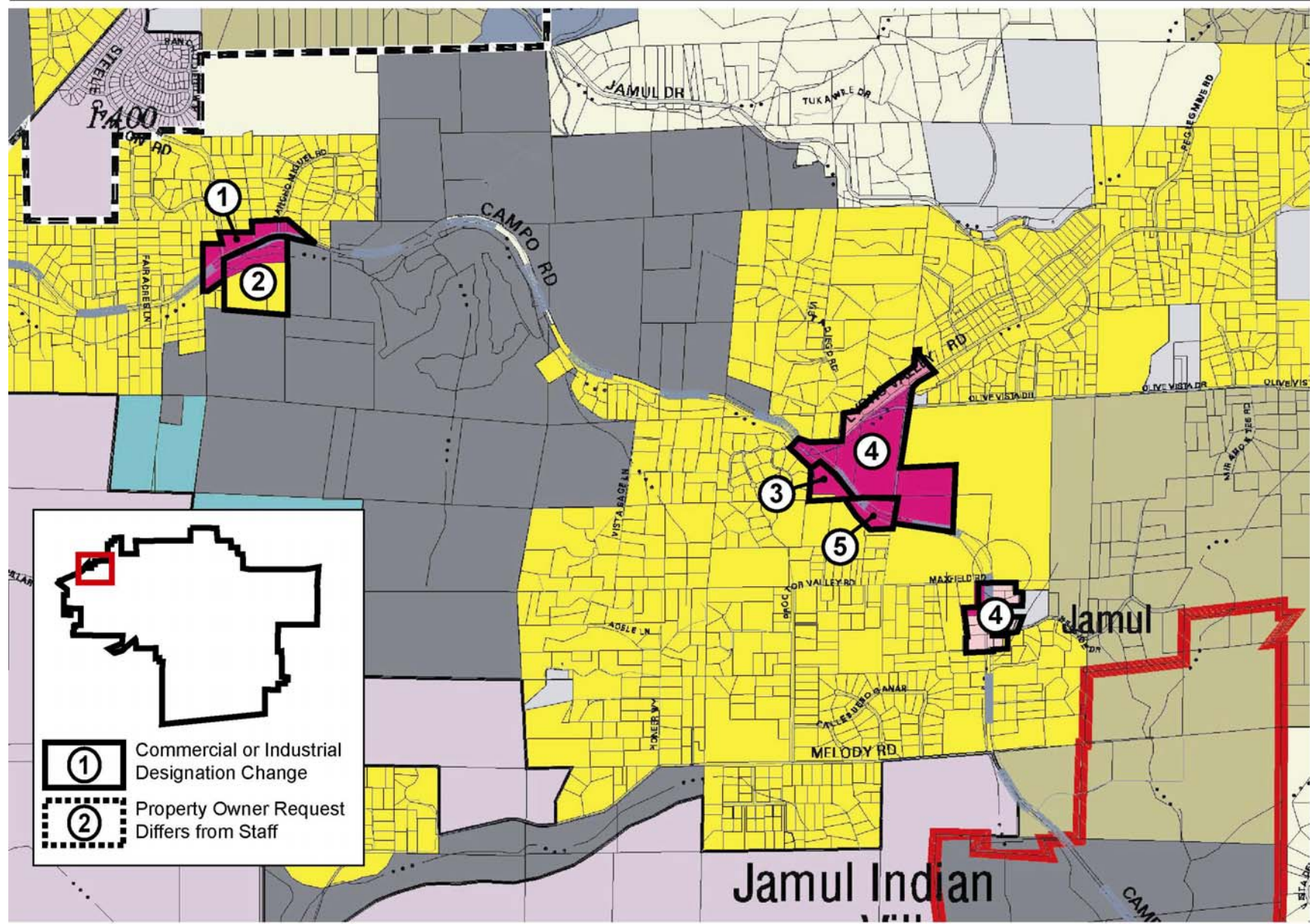
ERA Needs Analysis (all numbers in acres)

	Projected Demand	Existing General Plan	Surplus/ (Deficit)	Proposed General Plan	Surplus/ (Deficit)
Commercial	51	87	37	69	19
Industrial	18	6	(11)	0	(18)
Office	6	6	0	19	13

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

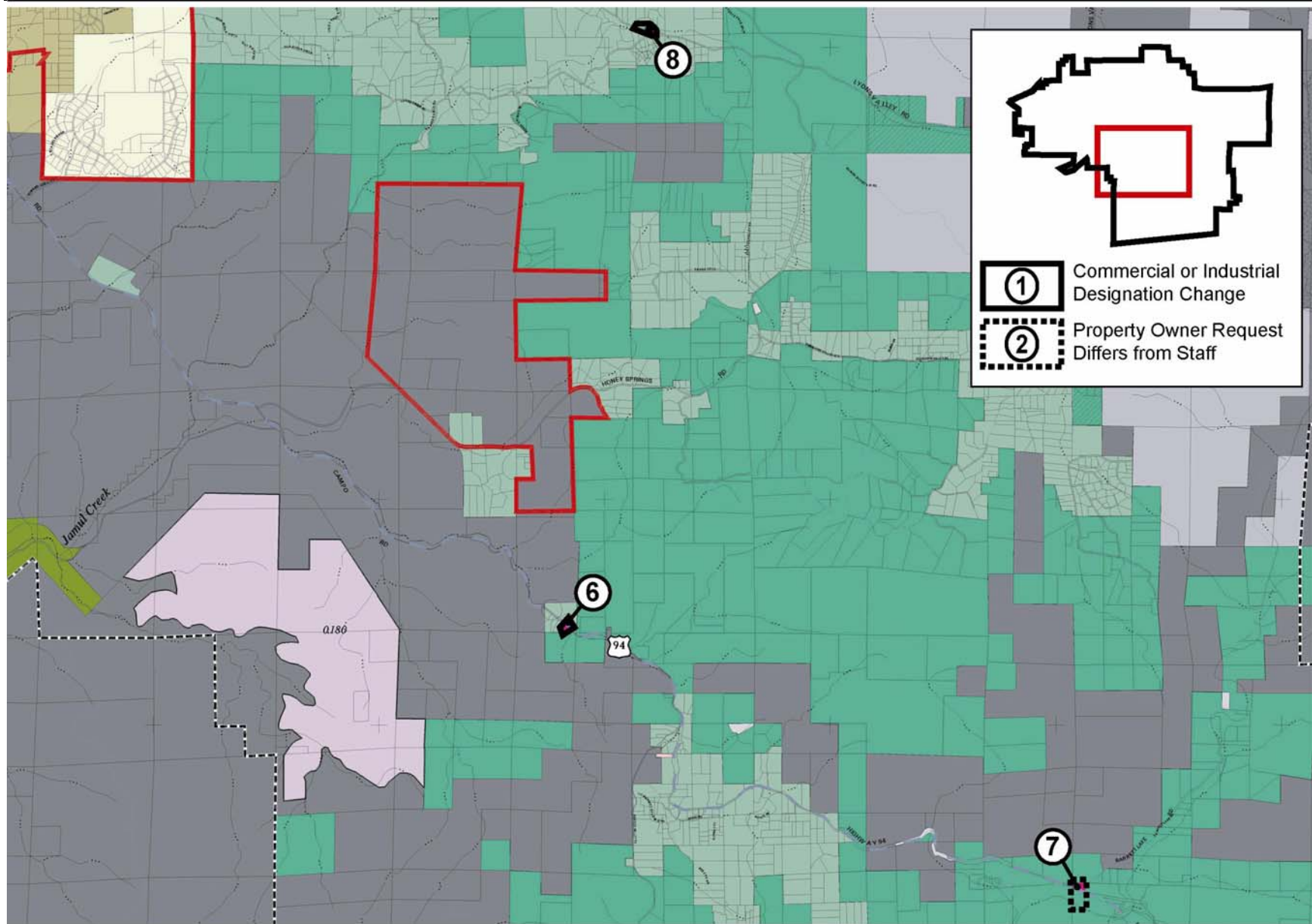
Jamul/Dulzura (Western)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 12 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (12) Neighborhood commercial</p>	<ul style="list-style-type: none"> • Properties are all zoned C36, which is not compatible with Neighborhood Commercial designation • Existing uses are recognized with new designation • Direct access to a major road (State Route 94) • Consistent with small-scale character of community • Staff supports Planning Group recommendation
2	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Nobel)	<p><i>Total Area:</i> 21.03 acres</p> <p><i>Current Use:</i> Commercial/ Residential</p> <p><i>Existing GP:</i> (1) Rural Residential</p>	<ul style="list-style-type: none"> • Request for a small plant nursery is consistent with a rural land use designation • Plant/nursery is compatible with surrounding development in this area of the community • Staff supports Planning Group recommendation • To avoid environmental constraints, commercial designation should be confined to the area north of the creek bed and remain residential on the south side of the creek where steep slopes occur

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-4) Rural Commercial Extend the commercial portion of his property	(C-4) Rural Commercial Extend the commercial portion of his property	(C-4) Rural Commercial Extend the commercial portion of his property (Katzer)	<i>Total Area:</i> 5.95 acres <i>Current Use:</i> Veterinary clinic <i>Existing GP:</i> (13) General Commercial in front (1) Residential in rear	<ul style="list-style-type: none"> Major use permit was obtained for this project and an open space easement was granted to Fish and Game to protect biological resources (coastal oak woodland) Fire and open space easements on western portion of property will provide the buffer between commercial and residential land uses Site is bordered by commercial uses to the east and residential uses to the west Staff supports Planning Group recommendation
4	(C-2) Office Professional (C-3) Neighborhood Commercial (C-4) Rural Commercial	(C-2) Office Professional (C-3) Neighborhood Commercial (C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 50 acres <i>Current Use:</i> Various Commercial <i>Existing GP:</i> (11) Office Professional (12) Neighborhood Commercial (13) General Commercial	<ul style="list-style-type: none"> Consistent with the character of the community Existing uses are recognized Staff supports Planning Group recommendation Direct access to main road (SR94) Core area of commercial

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 3 acres</p> <p><i>Current Use:</i> Various Commercial</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Range of small retail stores north and south of SR94 at Jefferson Rd fall into the lighter end of Service Commercial type of uses which is similar to a Rural Commercial designation • Direct access to main road (SR94) • Core area of commercial within community • Staff supports the character of the community • Existing uses are recognized • Staff supports Planning Group recommendation

Jamul/Dulzura (Eastern)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 1.15 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Dulzura Post office and Dulzura Café are recognized as existing rural type of uses • Compatible with surrounding land uses • Located within central area of Dulzura • Direct access to a major road (SR94) • Compatible with small-scale character of the community • Staff supports Planning Group recommendation
7	(C-4) Rural Commercial north of SR94	Expand (C-4) Rural Commercial to the north and south of SR94	Expand (C-4) Rural Commercial to the north and south of SR94 (Herzog)	<p><i>Total Area:</i> 13.18 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Located at a “T” intersection with Barrett Lake Rd and SR94 • Recognition of existing Barrett Junction café • Small-scale activity (rural market and small gas station) is appropriate for the rural character of the area • Proposed gymkhana/rodeo use is best accommodated with a Use Permit • Steep slopes occur in rear portion of southern property, Tier 1 Biological habitat occurs throughout majority of property, and wetlands occur within the property. Land is within Multiple Species Conservation program

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
8	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 3.06 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Located at junction of Lyons Creek, Lyons Valley Rd • Existing uses are recognized • Staff supports Planning Group recommendation • Consistent with the character of the community